136.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,159,300 / 1,159,300
					USE VALUE:	1,159,300 / 1,159,300
					ASSESSED:	1,159,300 / 1,159,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FIMIANI GERALD J & MARY C
Owner 2:	
Owner 3:	
Street 1:	72 BRANTWOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,898 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1986, having primarily Clapboard Exterior and 3310 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10898.000	532,900	21,400	605,000	1,159,300
Total Card	0.250	532,900	21,400	605,000	1,159,300
Total Parcel	0.250	532,900	21,400	605,000	1,159,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.24 | /Parcel: 350.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 87211

GIS Ref

GIS Ref

Insp Date 08/29/17

PREVIOUS ASSESSMENT

Parcel ID 136.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	532,800	21400	10,898.	605,000	1,159,200	1,159,200	Year End Roll	12/18/2019
2019	101	FV	396,500	21700	10,898.	638,600	1,056,800	1,056,800	Year End Roll	1/3/2019
2018	101	FV	393,300	21000	10,898.	470,600	884,900	884,900	Year End Roll	12/20/2017
2017	101	FV	393,300	0	10,898.	450,400	843,700	843,700	Year End Roll	1/3/2017
2016	101	FV	393,300	0	10,898.	416,800	810,100	810,100	Year End	1/4/2016
2015	101	FV	383,300	0	10,898.	349,600	732,900	732,900	Year End Roll	12/11/2014
2014	101	FV	383,300	0	10,898.	341,500	724,800	724,800	Year End Roll	12/16/2013
2013	101	FV	383,300	0	10,898.	325,400	708,700	708,700		12/13/2012

!10542!

PRINT

Date	Time
12/11/20	00:50:13

LAST REV

Date	Time
01/18/18	14:53:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10542

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17735-540		12/1/1986		280,000	No	No		Y

USER DEFINED

Prior Id # 1:	87211
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2016	352	Foundati	30,000					foundation for gar
3/18/2014	225	Add Bath	10,000					
6/22/2000	530	Addition	30,000	C				12X23 2 STORY ADDI
11/10/1992	586		2,000					MUDROOM 6X10
6/30/1992	275	Manual	2,250					REPLACE DECK 12X16

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
6/11/2014	Info Fm Prmt	PC	PHIL C
4/2/2009	Inspected	163	PATRIOT
2/5/2009	Measured	372	PATRIOT
1/5/2000	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	266	PATRIOT
8/1/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10898		Sq. Ft.	Site		0	90.	0.62	10			Topo	-10					605,020						605,000	

Total AC/HA:	0.25018	Total SF/SM:	10898	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	605,020	Spl Credit		Total:	605,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.1	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.05446839
Const Adj.:	1.00999999
Adj $ / SQ:	143.777
Other Features:	103411
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606216
Depreciation:	73352
Depreciated Total:	532864

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

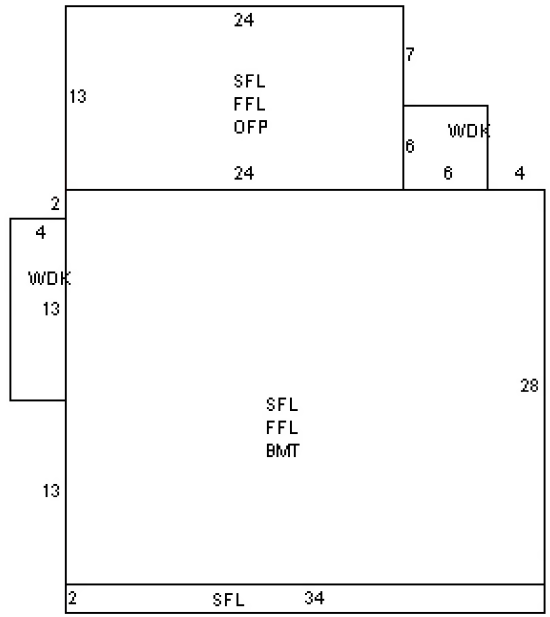
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.15
Special Features:	0	Val/Su Net:	134.98
Final Total:	532900	Val/Su SzAd	205.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,332	143.780	191,511
FFL	First Floor	1,264	143.780	181,734
BMT	Basement	952	69.500	66,162
OFP	Open Porch	312	22.010	6,866
WDK	Deck	88	16.160	1,422

Net Sketched Area:	3,948			Total:	447,695
Size Ad	2596	Gross Are	3948	FinArea	3310

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X18	A	AV	2016	0.00	T	2.4	101						
4	Garage W/Lof	D	Y	1	26X33	G	GD	2015	24.63	T	2.4	101			20,600			20,600
19	Patio	D	Y	1	14X16	A	AV	2016	3.92	T	5	101			800			800

More:	N	Total Yard Items:	21,400	Total Special Featues:	Total: 21,400